HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Regina CMA

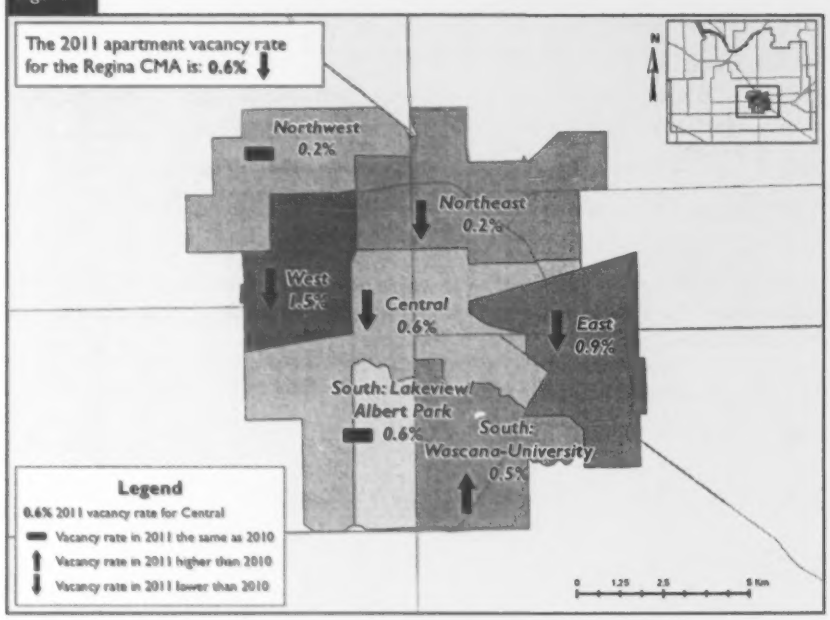
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Highlights

- The average vacancy rate in Regina's private rental apartments was 0.6 per cent in October 2011, down from 1.0 per cent in October 2010.
- In comparison to other Census Metropolitan Areas (CMAs) across Canada, Regina reported the lowest vacancy rate in October 2011.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Regina CMA was $932 in October, up from $881 in October 2010.
- In rental structures common to both the 2010 and 2011 surveys, the year-over-year change in the average rent for a two-bedroom apartment unit this October was 6.2 per cent.

Figure 1


The 2011 apartment vacancy rate for the Regina CMA is: 0.6%
N
Northwest 0.2%
Northeast 0.2%
West 1.5%
Central 0.6%
East 0.9%
South: Lakeview/ Albert Park 0.6%
South: Wascana-University 0.5%
Legend
0.6% 2011 vacancy rate for Central
Vacancy rate in 2011 the same as 2010
Vacancy rate in 2011 higher than 2010
Vacancy rate in 2011 lower than 2010
0 1.25 2.5 5 km

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Regina Rental Market Survey

Regina average apartment vacancy rate moves lower

The average apartment vacancy[1] rate across the Regina Census Metropolitan Area (CMA) was 0.6 per cent in October 2011, slightly down from 1.0 per cent in the prior year. A robust economy, characterised by sustained employment and wage growth continues to generate elevated in-migration, fuelling high demand for rental units. Advances in the price of new and resale housing have also contributed to the heightened demand for rental housing by moderating the movement of rental households to homeownership.

Given the heightened demand for rental units over the past 12 months, the survey revealed upward movement in average rent levels this year. Hence, in October 2011, an average two-bedroom apartment rented for $932, up from $881 a year prior. On a same-sample basis[2], the average rent for a two-bedroom apartment in October 2011 was up 6.2 per cent from the previous year.

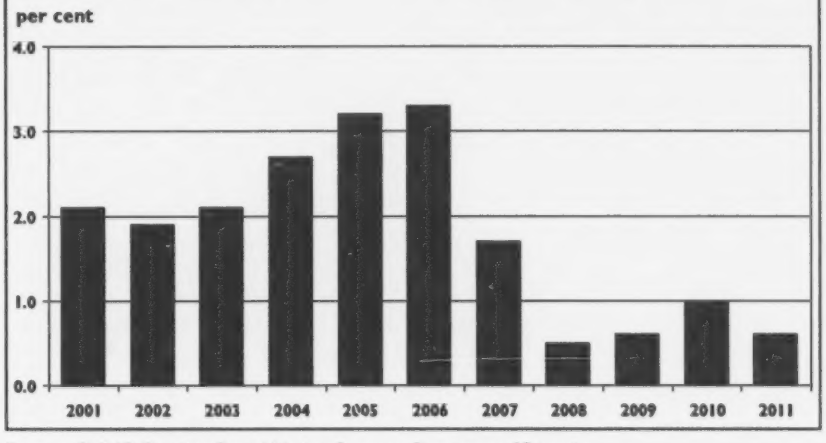
Lowest vacancy rate found in Northeast and Northwest zones

Table 1.1.1 shows vacancy rates by survey zone and unit type. Apartment vacancy rates in Regina's eight zones ranged from a high of 1.5 per cent in the West to a low of 0.2 per cent in both the Northeast and Northwest. Rental apartments in Wascana/University recorded a vacancy rate of 0.5 per cent, while rental apartments in the Central zone and Lakeview/Albert Park both reported average vacancy rates of 0.6 per cent.

In terms of average vacancy rate by bedroom type, the survey found a narrow range of rates from 0.4 per cent for bachelor suites to 0.8 per cent for three-bedroom+ suites. One, two, and three-bedroom+ suites recorded year-over-year reductions in average vacancy rates, while bachelor unit vacancies were relatively unchanged. With a 0.5 percentage points decline, one-bedroom suites recorded the largest reduction in average vacancies from the October 2010 survey.

Figure 2

Regina Apartment Average Vacancy Rate



Source: CMHC October Rental Market Survey – Structures of 3+ units

Availability rates edge downwards

The availability rate[3] for apartment rentals declined across Regina to 0.9 per cent in the October 2011 survey, compared with 1.5 per cent in October 2010. At 2.3 per cent, the availability rate was highest in the West zone and lowest in the Northeast at 0.2 per cent. The biggest increase in availability occurred in the Northwest, where the availability rate rose 0.7 percentage points to 1.1 per cent. Meanwhile, the most significant reduction of 1.1 percentage points was recorded in the Central zone.

Average rents rise in all eight zones

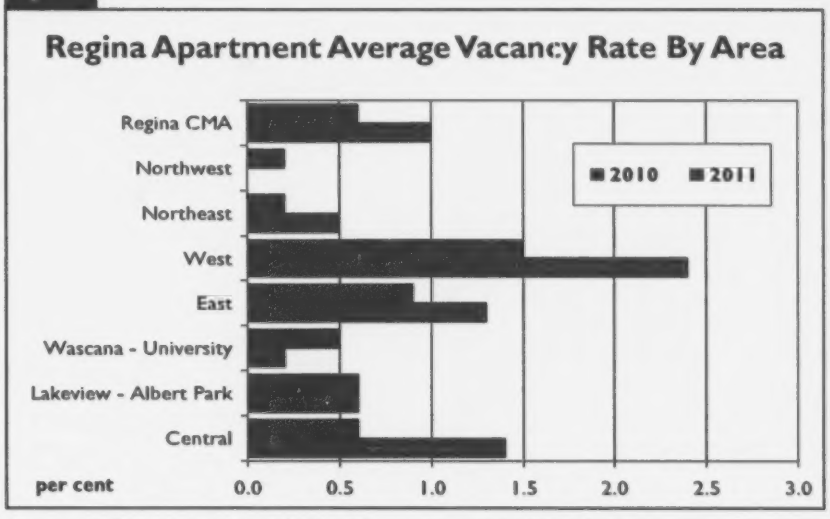
With low vacancy rates maintaining upward pressure on rental rates, all of

1 Based on privately-initiated rental apartment structures of three or more units.

2 When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2010 and 2011 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

3 A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

Figure 3



Source: CMHC October Rental Market Survey – Structures of 3+ units

Regina's eight zones recorded gains in average monthly rents in the October 2011 survey. The survey found average monthly rent for all types of apartment suites increased from $802 in October 2010 to $850 in the current survey.

Considering all types of suites, rental structures in the East recorded an increase of $70 in average monthly rent. This lifted average monthly rent in this zone to $989, highest amongst all eight zones which comprise the Regina CMA. Rental apartments in the West recorded year-over-year gains of $25 in average monthly rent. Meanwhile, properties in the Central zone recorded an increase of $65 in average apartment rent. However, at $789 monthly, this area still retained the lowest average monthly rent amongst all eight zones. Buildings in the Central zone tend to be older and the suites smaller, thus commanding lower rents than in other zones.

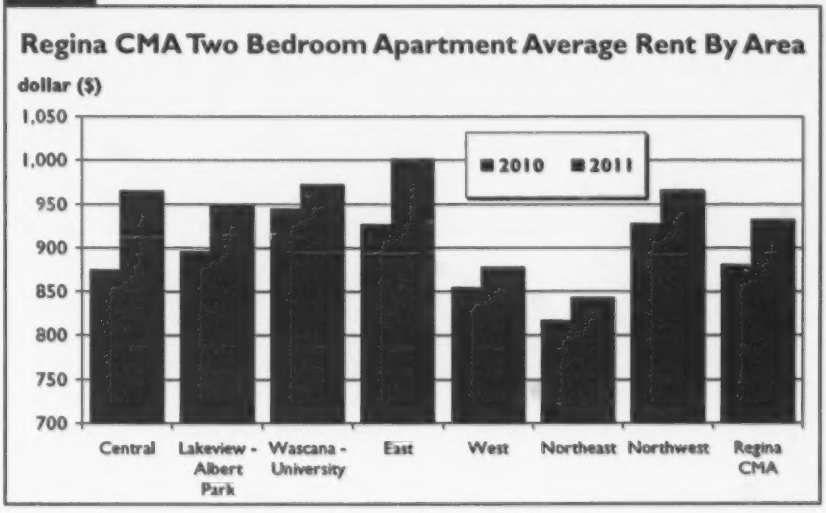
Looking at specific suite types, the Northwest saw the highest average rent for one-bedroom apartments at $863 monthly. Rental structures in this zone tend to be newer and larger, thus supporting higher rents. Meanwhile, average monthly rents for two-bedroom and three-bedroom+ suites were highest in the East at $1,001 and $1,167, respectively.

Fixed sample rent rises 6.6 per cent

Table 1.1.5 provides a measurement of percentage change for average apartment rents for a fixed sample of structures based on structures common to both the 2010 and 2011 surveys. The measure aims at better understanding rent changes in existing structures by excluding from the calculation the rents of newly built apartment units not surveyed in the previous year or units removed in the current year due to condo conversion, major renovations or demolition. [4]

For all apartments, same-sample rents in existing units increased by 6.6 per cent between October 2010 and October 2011. This compares with a 6.8 per cent increase for all units in the previous October survey. Bachelor suites posted an increase of 7.8 per cent from the 2010 survey, while the average rent for three-bedroom+ suites recorded the mildest gains of 5.1 per cent. Property

Figure 4



Source: CMHC October Rental Market Survey – Structures of 3+ units

[4] Detailed information is contained in the methodology section at the end of this report.

owners in the Central zone secured a rent increase of 9.4 per cent for all types of suites, while renters in Wascana/University saw an average rent increase of 3.5 per cent from the October 2010 survey.

Supply of private rental apartments declines

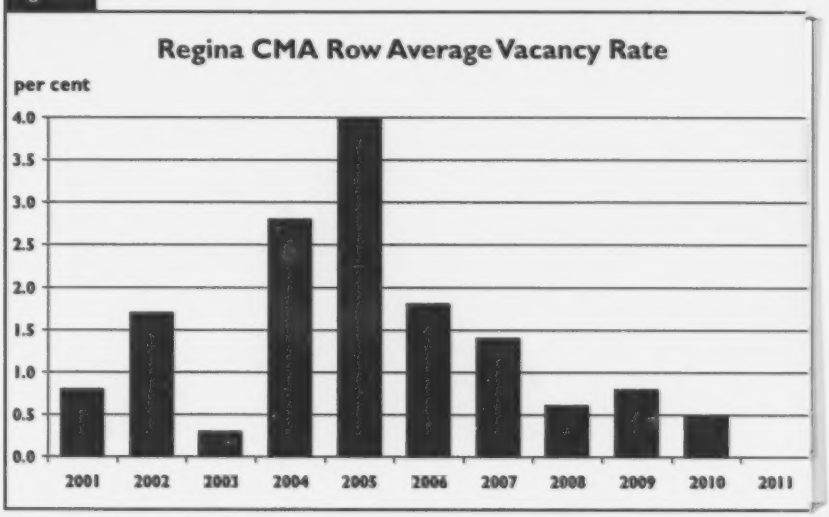
The universe of purpose built rental apartments decreased by 126 units or 1.1 per cent between the two October surveys. This follows a decline of 134 units or 1.2 per cent between the October 2009 and 2010 surveys. The change in the number of units in the universe is impacted by new unit completions and structures that are added or removed due to renovations, demolitions, fire damage, or condominium conversions. Other buildings removed from the survey were either vacant and for sale, demolished, boarded up, or converted to other uses.

From October 2010 to September 2011, there were 194 rental apartment unit completions throughout Regina, a reversal from the previous 12-month period during which no completions were recorded. However, despite these additions, Regina's apartment rental universe moved lower for the fourth consecutive year due to a disproportionately higher number of removals. The number of row and apartment rental units removed from the rental universe in the past year due to condominium conversion totalled 196 units. This compared with 162 units removed between October 2009 and October 2010.

Row vacancy rates edge down to zero per cent

The vacancy rate for Regina's townhouse rentals declined to 0.0 per cent in October 2011 from 0.5 per cent in October 2010. The survey reported an average vacancy rate of 0.0 per cent for one, two, and three bedroom+ units. This year's survey found a universe of 949 row units, slightly down from the universe of 953 units in the 2010 survey. By comparison, the row universe between the 2009 and 2010 surveys decreased by 20 units or 2.1 per cent.

Figure 5



Source: CMHC October Rental Market Survey – Structures of 3+ units

Given the strong demand for rental townhouses in the past year, the survey revealed upward movement in rental rates for row units, albeit on a more moderate scale than in prior years. The average monthly rent for all row units was $1,121 in the current survey, compared to $1,105 per month in October 2010. On a same-sample basis, townhouse rents across the region rose year-over-year by 2.9 per cent, considerably lower than the 7.3 per cent increase captured in the previous survey. The largest gains in 2011 were reported in the East zone, where rents in units common to both surveys increased on average by 4.3 per cent.

Rental Market Outlook

Vacancy rate to remain low in 2012

Renters in Regina's apartment market will continue to face challenges in locating vacant units next year. In 2012, employment gains are forecast to be 1.6 per cent. This will draw in substantial numbers of migrants into Regina, ensuring the elevated migration levels that spearheaded low vacancies from 2006 through 2011 are a factor maintaining low vacancy rates next year. In addition, rising house prices and monthly carrying costs will continue to widen the monthly expenditure gap between ownership and renting, thus diminishing some of the incentive for renters to move to homeownership.

Nevertheless, pending additions to the rental universe in the form of newly constructed rental units, particularly the 219 rental units under construction at the end of October 2011, should help lift vacancies over

the forecast period. This, along with the 482 condominium apartments under construction, some of which will enter the secondary rental market and provide some competition to Regina's rental property owners, will lead to a slight uptick in vacancies next year. As well, fewer units are expected to be removed from the rental universe due to condominium conversion, as these are regulated by local policy during periods of low vacancy.

With Regina's expanding population and labour market maintaining elevated demand for rental accommodation over the forecast period, look for average rents to post additional gains in 2012. That said, rents will increase at a more moderate pace as property managers respond to increased competition from condominium rental units and to counter the draw toward homeownership.

Secondary Rental Market Survey

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Secondary Rental Market Survey: Condominium Apartments

Vacancies moderate in Rental Condominium Apartments

In alignment with the reduction in vacancies in the purpose-built commercial rental market, the vacancy rate in Regina's investor-owned and rented condominiums moderated in the past year. As shown in Table 4.1.1, the vacancy rate in rental condominium apartments across the Regina CMA declined from 1.4 per cent in October 2010 to 0.6 per cent this fall.

CMHC's survey found a total condominium universe of 3,863 units this October, up 33 per cent from 2,904 units in October 2010. The number of condominium apartments identified as rental totaled 897 suites, a two-fold increase from 441 suites in the prior year's survey. As a result, the proportion of condominium units indentified as investor-owned and rented rather than owner-occupied increased to 23.2 per cent of the total condominium universe, compared with 15.2 per cent in 2010.

Secondary Rental Market Survey: Other Dwellings

The number of households renting in Regina's other secondary market was estimated at 10,109 this fall, up from 9,891 households in October 2010. This follows a 7.6 per cent increase between October 2009 and 2010. In 2011, there were an estimated 5,216 households renting single-detached units, comparable to 5,374 households in the October 2010 survey. The number of households renting semi-detached, row or duplex units this year was 2,934 compared to 2,691 last October.

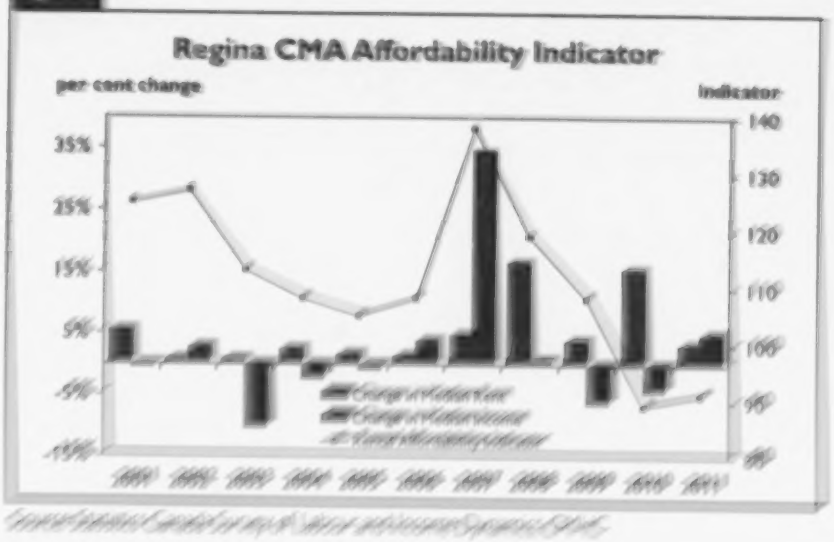
Average rents by dwelling type in the secondary market are provided in Table 5.1. For all unit types, the average rent this October was $908 compared to $832 in the October 2010 survey. A single-detached house rented for an average of $914 in October 2011, compared to an average of $862 per month a year prior. For semi-detached, row, and duplex units, the average rent was $924, whereas the average was $789 in the October2010 survey.

1 Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

Rental Affordability Indicator

CMHC's rental affordability indicator[4] shows that affordability in Regina's rental market improved in the past year. The rental affordability indicator in Regina was 91 in 2011, up from 89 in 2010. The increased costs of renting a median priced two-bedroom apartment was countered by a relatively greater increase in the renter households' estimated median income in 2011, causing the indicator to rise from the previous year.

Figure 6



4 Please refer to the methodology section for detailed information on the indicator.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	3.0	2.8
Moncton	6.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
Total	2.6	2.2

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres[1] decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

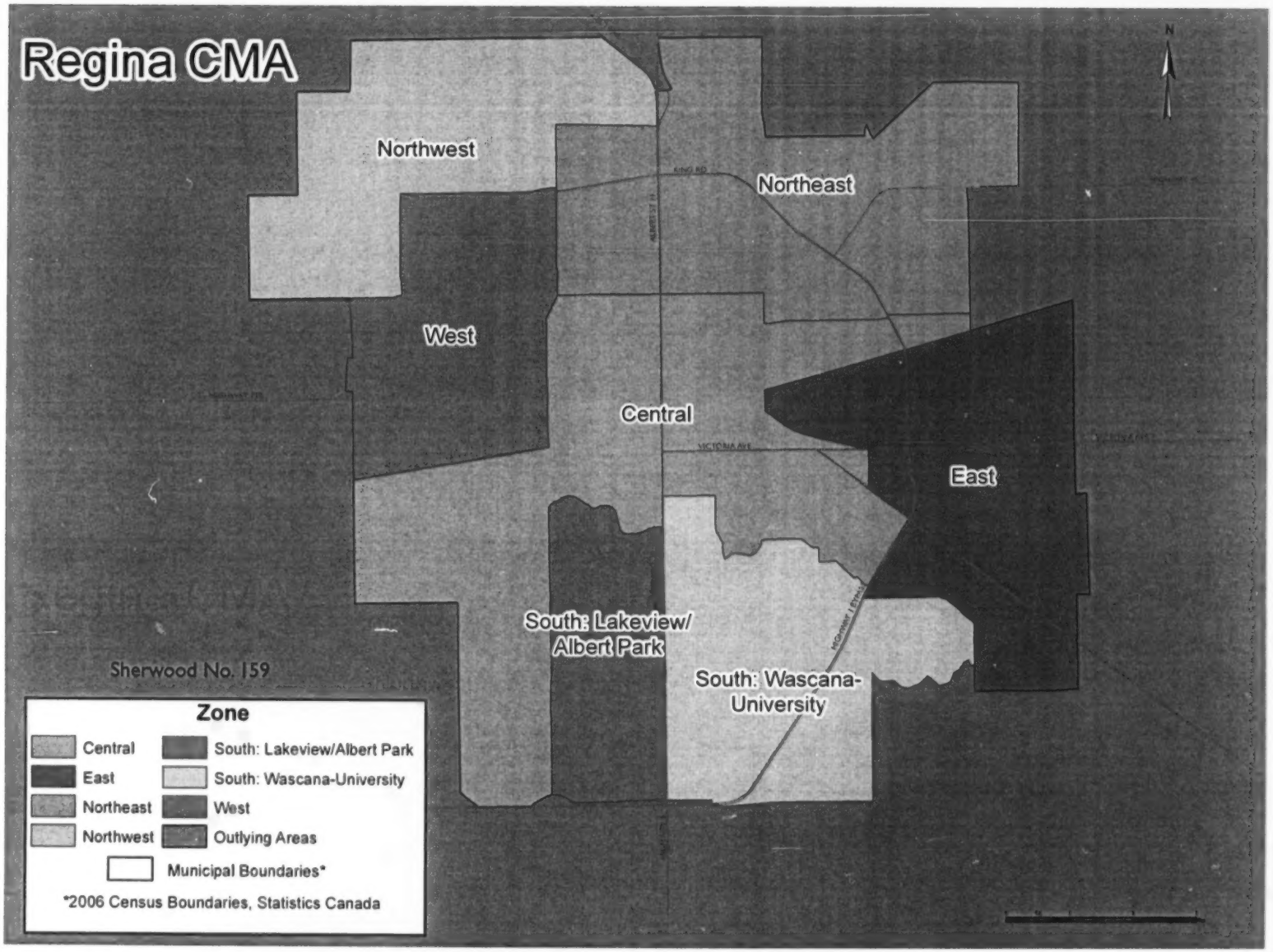
The major centres with the lowest vacancy rates in October 2011 were Regina (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent), and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent) and Moncton (4.3 per cent).

The Canadian average two-bedroom rent was up from $860 in October 2010 to $883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,237), Toronto ($1,149), Ottawa ($1,086), Calgary ($1,084), Victoria ($1,045), Edmonton ($1,034) and Barrie ($1,001). The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($547), Saguenay ($557) and Sherbrooke ($577).

Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

CMHC's October 2011 Rental Market Survey also covers condominium apartments throughout the Abbotsford, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent) and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent) and Montréal (2.8 per cent).

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Regina CMA
Northwest
Northeast
West
Central
East
South: Lakeview/
Albert Park
South: Wascana-
University
Sherwood No. 159
N
Zone
Central
East
Northeast
Northwest
South: Lakeview/Albert Park
South: Wascana-University
West
Outlying Areas
Municipal Boundaries*
*2006 Census Boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - REGINA CMA	
Zone 1	**Central** - Census tracts: 0004.00, 0007.00, 0008.01, 0009.01, 0010.00, 0011.00, 0012.00, 0013.00, 0014.00, 0017.00, 0018.00, 0019.00.
Zone 2	**South: Lakeview/Albert Park** - Census tracts: 0002.01, 0002.02, 0003.00, 0005.00.
Zone 3	**South: Wascana-University** - Census tracts: 0001.01, 0001.02, 0006.00.
Zone 4	**East** - Census tracts: 0008.02, 0009.02, 0015.00, 0016.00, 0100.00, 0100.08, 0100.10, 0100.11, 0100.12, 0100.13.
Zone 5	**West** - Census tracts: 0020.00, 0021.00, 0022.01, 0022.02, 0023.01, 0023.02, 0024.00.
Zone 6	**Northeast** - Census tracts: 0025.01, 0025.02, 0026.00, 0027.00, 0028.01, 0028.02, 0100.05.
Zone 7	**Northwest** - Census tracts: 0028.03, 0100.01, 0100.02, 0100.03, 0100.04, 0100.09.
Zones 1-7	**Regina City**
Zone 8	**Outlying Areas** - Census tracts: 0100.14, 0101.00, 0102.00, 0103.00.
Zones 1-8	**Regina CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Winnipeg, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	0.8 a	0.2 a	1.4 a	0.8 a	1.7 a	0.4 a	0.0 a	0.0 a	1.4 a	0.6 a
Zone 2 - South: Lakeview/Albert Park	0.0 a	0.0 a	0.8 a	0.4 a	0.2 a	0.9 a	6.7 a	0.0 a	0.6 a	0.6 a
Zone 3 - South: Wascana University	0.0 a	4.8 a	0.0 a	0.5 a	0.3 a	0.3 a	**	**	0.2 a	0.5 a
Zone 4 - East	0.0 a	0.0 a	3.6 a	0.5 a	0.9 a	0.9 a	0.0 a	1.6 a	1.3 a	0.9 a
Zone 5 - West	0.0 c	2.0 a	1.7 a	1.5 a	3.0 a	1.6 a	5.0 a	0.0 a	2.4 a	1.5 a
Zone 6 - Northeast	0.0 a	0.0 b	0.8 a	0.7 a	0.4 a	0.0 b	**	**	0.5 a	0.2 a
Zone 7 - Northwest	**	**	0.0 a	0.0 a	0.0 a	0.3 a	**	**	0.0 a	0.2 a
Regina City (Zones 1-7)	0.5 a	0.4 a	1.1 a	0.7 a	1.0 a	0.6 a	1.2 a	0.8 a	1.0 a	0.6 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	0.5 a	0.4 a	1.2 a	0.7 a	1.0 a	0.6 a	1.2 a	0.8 a	1.0 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	481 a	531 b	690 a	753 a	875 a	965 a	976 a	988 a	724 a	789 a
Zone 2 - South: Lakeview/Albert Park	591 a	611 a	797 a	843 a	896 a	948 a	1,128 b	1,150 a	827 a	875 a
Zone 3 - South: Wascana University	549 a	650 a	800 a	823 a	945 a	972 a	**	**	881 a	910 a
Zone 4 - East	567 a	621 b	785 a	848 a	926 a	1,001 a	1,122 a	1,167 a	919 a	989 a
Zone 5 - West	557 b	583 a	753 a	778 a	854 a	878 a	1,000 b	962 a	806 a	831 a
Zone 6 - Northeast	589 a	630 a	720 a	759 a	817 a	843 a	**	**	782 a	813 a
Zone 7 - Northwest	**	**	837 a	863 a	927 a	966 a	**	**	902 a	935 a
Regina City (Zones 1-7)	522 a	564 a	742 a	790 a	882 a	932 a	1,058 a	1,092 a	802 a	850 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	522 a	564 a	742 a	790 a	881 a	932 a	1,058 a	1,092 a	802 a	850 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	434	433	1,992	2,017	968	1,003	37	37	3,431	3,490
Zone 2 - South: Lakeview/Albert Park	172	174	1,130	1,119	1,024	1,025	30	30	2,356	2,348
Zone 3 - South: Wascana University	19	21	401	396	618	622	9	9	1,047	1,048
Zone 4 - East	6	6	197	197	563	558	123	124	889	885
Zone 5 - West	49	49	461	406	659	622	20	20	1,189	1,097
Zone 6 - Northeast	30	30	492	454	1,048	1,007	18	18	1,588	1,509
Zone 7 - Northwest	2	2	152	151	311	309	6	6	471	468
Regina City (Zones 1-7)	712	715	4,825	4,740	5,191	5,146	243	244	10,971	10,845
Zone 8 - Outlying Areas	1	1	12	12	11	11	0	0	24	24
Regina CMA	713	716	4,837	4,752	5,202	5,157	243	244	10,995	10,869

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	1.1 a	0.2 a	1.9 a	0.9 a	2.0 a	0.5 a	0.0 a	0.0 a	1.8 a	0.7 a
Zone 2 - South: Lakeview/Albert Park	0.6 a	0.6 a	1.7 a	0.9 a	0.9 a	1.3 a	6.7 a	0.0 a	1.3 a	1.0 a
Zone 3 - South: Wascana University	0.0 a	4.8 a	0.7 a	1.0 a	0.5 a	0.3 a	**	**	0.6 a	0.7 a
Zone 4 - East	0.0 a	0.0 a	4.6 a	0.5 a	0.9 a	1.3 a	0.0 a	2.4 a	1.6 a	1.2 a
Zone 5 - West	0.0 c	2.0 a	2.0 a	1.7 a	3.1 a	2.7 a	5.0 a	0.0 a	2.6 a	2.3 a
Zone 6 - Northeast	0.0 a	0.0 b	1.2 a	0.7 a	0.6 a	0.0 b	**	**	0.8 a	0.2 a
Zone 7 - Northwest	**	**	0.0 a	0.7 a	0.6 a	1.3 a	**	**	0.4 a	1.1 a
Regina City (Zones 1-7)	0.8 a	0.6 a	1.8 a	0.9 a	1.3 a	0.9 a	1.2 a	1.2 a	1.5 a	0.9 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	0.8 a	0.6 a	1.8 a	0.9 a	1.3 a	0.9 a	1.2 a	1.2 a	1.5 a	0.9 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Central	6.7 c	9.6 b	7.6 b	9.6 a	6.1 a	8.4 b	7.7 a	2.8 a	6.9 a	9.4 a
Zone 2 - South: Lakeview/Albert Park	6.4 a	4.6 a	7.5 a	6.3 a	6.4 a	6.4 a	6.4 b	**	6.8 a	6.4 a
Zone 3 - South: Wascana University	**	9.5 c	4.4 a	3.4 a	6.0 a	3.6 a	**	**	5.6 a	3.4 a
Zone 4 - East	13.2 a	**	4.2 a	6.7 a	1.0 a	9.3 a	6.6 a	5.7 a	3.5 a	7.3 a
Zone 5 - West	**	8.4 c	5.0 b	3.4 a	8.9 a	3.3 a	**	++	7.9 a	3.5 a
Zone 6 - Northeast	10.3 a	5.7 b	9.3 a	5.9 a	9.1 a	4.4 a	**	**	9.1 a	5.0 a
Zone 7 - Northwest	**	**	4.5 a	5.1 a	3.5 a	5.0 a	**	**	3.9 a	4.9 a
Regina City (Zones 1-7)	7.6 a	7.7 b	6.9 a	6.7 a	6.3 a	6.2 a	7.8 a	5.1 b	6.8 a	6.6 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	7.6 a	7.8 b	6.9 a	6.7 a	6.3 a	6.2 a	7.8 a	5.1 b	6.8 a	6.6 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Regina CMA										
Pre 1940	**	0.0 b	3.2 d	2.0 c	0.0 b	0.8 a	0.0 a	0.0 a	2.0 c	1.2 a
1940 - 1959	0.0 b	1.4 a	1.8 a	1.1 a	1.3 a	1.5 a	7.7 a	0.0 a	1.6 a	1.3 a
1960 - 1974	0.4 a	0.6 a	0.9 a	0.4 a	0.9 a	0.4 a	3.0 a	0.0 a	0.8 a	0.4 a
1975 - 1989	0.0 a	0.0 b	1.0 a	0.6 a	1.1 a	0.6 a	0.0 a	1.4 a	1.0 a	0.6 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	n/u	n/u	n/u	**	**	**	n/u	n/u	**	**
Total	0.5 a	0.4 a	1.2 a	0.7 a	1.0 a	0.6 a	1.2 a	0.8 a	1.0 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Regina CMA										
Pre 1940	432 b	474 c	601 a	665 a	775 a	829 a	843 b	877 a	593 b	653 a
1940 - 1959	548 a	589 a	672 a	735 a	766 a	836 a	903 a	1,039 b	706 a	772 a
1960 - 1974	564 a	602 a	725 a	769 a	856 a	903 a	968 a	1,008 a	776 a	819 a
1975 - 1989	532 a	618 a	828 a	875 a	932 a	980 a	1,154 a	1,180 a	897 a	945 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	n/u	n/u	n/u	**	**	**	n/u	n/u	**	**
Total	522 a	564 a	742 a	790 a	881 a	932 a	1,058 a	1,092 a	802 a	850 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Regina CMA										
3 to 5 Units	0.0 a	0.0 a	2.2 a	2.3 a	2.3 a	1.4 a	10.0 a	0.0 a	2.9 a	1.5 a
6 to 19 Units	0.0 b	0.5 a	1.4 a	1.0 a	1.1 a	0.9 a	0.0 a	1.8 a	1.2 a	0.9 a
20 to 49 Units	0.8 a	0.5 a	1.4 a	0.3 a	0.4 a	0.1 a	0.0 a	0.0 a	0.9 a	0.2 a
50 to 99 Units	**	0.0 a	0.3 b	0.5 a	1.2 a	0.0 a	**	**	0.7 a	0.3 a
100+ Units	n/u	n/u	0.0 a	0.5 a	0.6 a	0.6 a	**	**	0.3 a	0.6 a
Total	0.5 a	0.4 a	1.2 a	0.7 a	1.0 a	0.6 a	1.2 a	0.8 a	1.0 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Regina CMA										
3 to 5 Units	520 a	574 a	657 a	681 a	775 a	814 a	940 b	941 a	748 a	785 a
6 to 19 Units	565 a	600 a	733 a	779 a	870 a	918 a	1,102 a	1,136 a	807 a	854 a
20 to 49 Units	510 a	555 a	721 a	769 a	876 a	930 a	975 a	1,028 a	762 a	812 a
50 to 99 Units	485 c	524 a	748 a	790 a	875 a	921 a	**	**	807 a	844 a
100+ Units	n/u	n/u	887 a	950 a	1,081 a	1,148 a	**	**	976 a	1,041 a
Total	522 a	564 a	742 a	790 a	881 a	932 a	1,058 a	1,092 a	802 a	850 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	2.0 a	1.1 a	2.1 a	1.1 a	1.2 a	0.3 a	1.0 a	0.2 a	0.4 a	0.9 a
Zone 2 - South: Lakeview/Albert Park	3.5 c	1.8 a	0.3 a	0.9 a	0.8 a	0.0 a	**	**	**	**
Zone 3 - South: Wascana University	**	**	0.3 a	0.5 a	0.0 a	0.5 a	n/u	n/u	n/u	n/u
Zone 4 - East	0.0 a	0.0 a	1.6 a	1.1 a	1.2 a	0.7 a	**	**	n/u	n/u
Zone 5 - West	3.7 a	1.9 a	2.6 a	1.9 a	0.9 a	0.0 a	n/u	n/u	n/u	n/u
Zone 6 - Northeast	n/u	n/u	0.4 a	0.1 a	0.6 a	0.2 a	**	**	n/u	n/u
Zone 7 - Northwest	n/u	n/u	0.0 a	0.5 a	0.0 a	0.0 a	**	**	n/u	n/u
Regina City (Zones 1-7)	2.9 a	1.5 a	1.2 a	0.9 a	0.8 a	0.2 a	0.7 a	0.3 a	0.3 a	0.6 a
Zone 8 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	n/u	n/u	n/u	n/u
Regina CMA	2.9 a	1.5 a	1.2 a	0.9 a	0.9 a	0.2 a	0.7 a	0.3 a	0.3 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Regina CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Regina CMA										
LT $400	**	**	**	**	n/s	n/s	n/s	n/s	**	**
$400 - $499	0.0 b	0.0 b	0.0 c	**	**	**	n/s	n/s	0.0 b	0.0 b
$500 - $599	1.2 a	0.4 b	1.0 a	2.9 c	0.0 d	0.0 d	**	**	1.0 a	1.5 c
$600 - $699	0.0 b	0.4 b	1.9 a	0.5 a	0.7 a	0.0 b	**	**	1.4 a	0.4 a
$700 - $799	**	2.1 c	1.4 a	0.5 a	0.9 a	0.4 a	**	**	1.2 a	0.5 a
$800+	**	**	0.8 a	0.9 a	1.1 a	0.7 a	1.7 b	1.0 a	1.0 a	0.8 a
Total	0.5 a	0.4 a	1.2 a	0.7 a	1.0 a	0.6 a	1.2 a	0.8 a	1.0 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	**	**	**	**	**	**	0.6 a	0.0 a	0.3 a	0.0 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - East	n/u	n/u	n/s	**	**	0.0 a	0.7 a	0.0 a	0.6 b	0.0 a
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	0.0 a	**	0.0 a	0.6 a	0.0 a	0.5 a	0.0 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	**	0.0 a	0.0 c	0.0 a	0.6 a	0.0 a	0.5 a	0.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	**	**	**	**	**	**	1,161 a	1,188 a	1,111 a	1,124 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - East	n/u	n/u	n/s	**	**	1,004 a	1,098 a	1,137 a	1,090 a	1,087 a
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	743 a	1,064 a	1,063 a	1,130 a	1,172 a	1,109 a	1,125 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	**	729 a	1,056 a	1,057 a	1,130 a	1,172 a	1,105 a	1,121 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	1	1	8	12	162	160	175	172	346	345
Zone 2 - South: Lakeview/Albert Park	0	0	0	0	0	0	0	0	0	0
Zone 3 - South: Wascana University	0	0	0	0	0	0	92	92	92	92
Zone 4 - East	0	0	23	22	64	64	275	276	362	362
Zone 5 - West	0	0	0	0	36	35	40	39	76	74
Zone 6 - Northeast	0	0	0	0	0	0	12	12	12	12
Zone 7 - Northwest	0	0	2	2	4	4	51	50	57	56
Regina City (Zones 1-7)	1	1	33	36	266	263	645	641	945	941
Zone 8 - Outlying Areas	0	0	2	2	6	6	0	0	8	8
Regina CMA	1	1	35	38	272	269	645	641	953	949

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	**	**	**	**	**	**	1.7 a	0.6 a	2.6 a	0.6 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - East	n/u	n/u	n/s	**	**	0.0 a	2.5 a	0.4 a	2.3 c	0.3 a
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	0.0 a	2.5 b	0.4 a	1.9 a	0.5 a	2.1 a	0.4 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	**	0.0 a	2.4 b	0.4 a	1.9 a	0.5 a	2.1 a	0.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Central	**	**	**	**	**	**	7.4 a	2.3 a	8.1 a	1.2 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - East	n/u	n/u	n/s	n/s	**	**	10.5 a	3.7 a	10.0 b	4.3 d
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	7.1 c	**	7.0 a	3.2 a	7.2 a	2.8 c
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	**	**	7.1 c	**	7.0 a	3.2 a	7.3 a	2.9 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	0.8 a	0.2 a	1.4 a	0.8 a	1.5 a	0.3 a	0.5 a	0.0 a	1.3 a	0.6 a
Zone 2 - South: Lakeview/Albert Park	0.0 a	0.0 a	0.8 a	0.4 a	0.2 a	0.9 a	6.7 a	0.0 a	0.6 a	0.6 a
Zone 3 - South: Wascana University	0.0 a	4.8 a	0.0 a	0.5 a	0.3 a	0.3 a	0.0 a	0.0 a	0.2 a	0.4 a
Zone 4 - East	0.0 a	0.0 a	3.6 c	0.5 a	0.8 a	0.8 a	0.5 a	0.5 a	1.1 a	0.6 a
Zone 5 - West	0.0 c	2.0 a	1.7 a	1.5 a	2.8 a	1.5 a	1.7 a	0.0 a	2.3 a	1.5 a
Zone 6 - Northeast	0.0 a	0.0 b	0.8 a	0.7 a	0.4 a	0.0 b	3.3 a	0.0 a	0.6 a	0.2 a
Zone 7 - Northwest	**	**	0.0 a	0.0 a	0.0 a	0.3 a	**	**	0.0 a	0.2 a
Regina City (Zones 1-7)	0.5 a	0.4 a	1.1 a	0.7 a	0.9 a	0.6 a	0.8 a	0.2 a	1.0 a	0.6 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	0.5 a	0.4 a	1.2 a	0.7 a	0.9 a	0.6 a	0.8 a	0.2 a	1.0 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	481 a	532 b	690 a	753 a	903 a	982 a	1,126 a	1,150 a	760 a	820 a
Zone 2 - South: Lakeview/Albert Park	591 a	611 a	797 a	843 a	896 a	948 a	1,128 b	1,150 a	827 a	875 a
Zone 3 - South: Wascana University	549 a	650 a	800 a	823 a	945 a	972 a	1,134 a	1,208 a	904 a	936 a
Zone 4 - East	567 a	621 b	785 a	834 a	932 a	1,001 a	1,104 a	1,146 a	968 a	1,017 a
Zone 5 - West	557 b	583 a	753 a	778 a	864 a	889 a	1,123 b	1,131 a	824 a	851 a
Zone 6 - Northeast	589 a	630 a	720 a	759 a	817 a	843 a	855 a	**	783 a	815 a
Zone 7 - Northwest	**	**	839 a	865 a	929 a	967 a	**	**	933 a	965 a
Regina City (Zones 1-7)	522 a	564 a	742 a	790 a	890 a	939 a	1,112 a	1,150 a	827 a	872 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	522 a	564 a	742 a	789 a	889 a	938 a	1,112 a	1,150 a	826 a	872 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	435	434	2,000	2,029	1,130	1,163	212	209	3,777	3,835
Zone 2 - South: Lakeview/Albert Park	172	174	1,130	1,119	1,024	1,025	30	30	2,356	2,348
Zone 3 - South: Wascana University	19	21	401	396	618	622	101	101	1,139	1,140
Zone 4 - East	6	6	220	219	627	622	398	400	1,251	1,247
Zone 5 - West	49	49	461	406	695	657	60	59	1,265	1,171
Zone 6 - Northeast	30	30	492	454	1,048	1,007	30	30	1,600	1,521
Zone 7 - Northwest	2	2	154	153	315	313	57	56	528	524
Regina City (Zones 1-7)	713	716	4,858	4,776	5,457	5,409	888	885	11,916	11,786
Zone 8 - Outlying Areas	1	1	14	14	17	17	0	0	32	32
Regina CMA	714	717	4,872	4,790	5,474	5,426	888	885	11,948	11,818

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Zone 1 - Central	1.1 a	0.2 a	2.0 a	0.9 a	2.2 a	0.5 a	1.4 a	0.5 a	1.9 a	0.7 a
Zone 2 - South: Lakeview/Albert Park	0.6 a	0.6 a	1.7 a	0.9 a	0.9 a	1.3 a	6.7 a	0.0 a	1.3 a	1.0 a
Zone 3 - South: Wascana University	0.0 a	4.8 a	0.7 a	1.0 a	0.5 a	0.3 a	0.0 a	0.0 a	0.5 a	0.6 a
Zone 4 - East	0.0 a	0.0 a	4.6 b	0.5 a	0.8 a	1.1 a	1.8 a	1.0 a	1.8 a	1.0 a
Zone 5 - West	0.0 c	2.0 a	2.0 a	1.7 a	3.1 a	2.6 a	1.7 a	0.0 a	2.5 a	2.1 a
Zone 6 - Northeast	0.0 a	0.0 b	1.2 a	0.7 a	0.6 a	0.0 b	3.3 a	0.0 a	0.8 a	0.2 a
Zone 7 - Northwest	**	**	0.0 a	0.7 a	0.6 a	1.3 a	**	**	0.6 a	1.1 a
Regina City (Zones 1-7)	0.8 a	0.6 a	1.8 a	0.9 a	1.3 a	0.9 a	1.7 a	0.7 a	1.5 a	0.9 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	0.8 a	0.6 a	1.8 a	0.9 a	1.3 a	0.9 a	1.7 a	0.7 a	1.5 a	0.9 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Zone 1 - Central	6.8 c	9.6 b	7.6 b	9.5 b	6.4 a	7.3 b	7.5 a	2.6 a	7.1 a	8.4 a
Zone 2 - South: Lakeview/Albert Park	6.4 a	4.6 a	7.5 a	6.3 a	6.4 a	6.4 a	6.4 b	**	6.8 a	6.4 a
Zone 3 - South: Wascana University	**	9.5 c	4.4 a	3.4 a	6.0 a	3.6 a	5.8 a	10.2 a	5.3 a	3.5 a
Zone 4 - East	13.2 a	**	4.2 a	6.7 b	1.6 c	9.7 b	8.6 a	4.7 a	5.2 a	6.5 a
Zone 5 - West	**	8.4 c	5.0 b	3.4 a	8.3 a	3.1 a	++	3.6 b	7.4 a	3.4 a
Zone 6 - Northeast	10.3 a	5.7 b	9.3 a	5.9 a	9.1 a	4.4 a	12.9 a	**	9.1 a	5.1 a
Zone 7 - Northwest	**	**	4.6 a	5.0 a	3.5 a	5.0 a	**	**	3.8 a	4.6 a
Regina City (Zones 1-7)	7.7 a	7.8 b	6.9 a	6.7 a	6.4 a	6.0 a	7.4 a	4.2 a	6.8 a	6.2 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	7.6 a	7.8 b	6.9 a	6.7 a	6.4 a	6.0 a	7.4 a	4.2 a	6.8 a	6.2 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Regina CMA - October 2011

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-10	Oct-11	Oct-10	Oct-11
Regina CMA	1.4 a	0.6 a	1.0 a	0.6 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Regina CMA - October 2011

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-10	Oct-11	Oct-10	Oct-11
Regina CMA				
3 to 24 Units	1.5 a	0.7 b	1.2 a	0.9 a
25 to 49 Units	1.6 a	2.1 c	0.7 a	0.0 b
50+ Units	1.3 a	0.0 c	0.5 a	0.4 a
Total	1.4 a	0.6 a	1.0 a	0.6 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Regina CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Regina CMA	2,904	3,863	441 a	897 d	15.2 a	23.2 d	1.4 a	0.6 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Regina CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Regina CMA								
3 to 24 Units	637	850	81 c	156 d	12.7 c	18.4 d	1.5 a	0.7 b
25 to 49 Units	1,116	1,407	128 a	177 d	11.5 a	12.6 d	1.6 a	2.1 c
50+ Units	1,151	1,606	230 a	530 a	20.0 a	33.0 a	1.3 a	0.0 c
Total	2,904	3,863	441 a	897 d	15.2 a	23.2 d	1.4 a	0.6 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Regina CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Regina CMA										
Single Detached	n/s	n/s	**	**	752 d	781 c	955 b	1,012 b	862 b	914 b
Semi detached, Row and Duplex	n/s	n/s	**	**	866 c	946 c	772 b	949 b	789 b	924 b
Other-Primarily Accessory Suites	n/s	n/s	**	**	650 d	**	1,025 d	**	**	845 d
Total	n/s	n/s	**	656 d	783 b	851 b	876 b	976 b	832 b	908 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Regina CMA - October 2011

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-10	Oct-11
Regina CMA		
Single Detached	5,374 a	5,216 b
Semi detached, Row and Duplex	3,891 a	3,334 b
Other-Primarily Accessory Suites	626 d	1,559 c
Total	9,891	10,109

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

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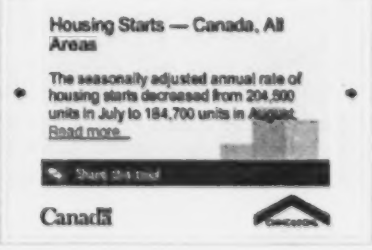
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